

PB# 99-36

Martino Chiropractic

68-3-10

98-35 Old Temple Hill Rd. (Harrins)

Approved 5/18/00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/22/2000

PAGE: 1

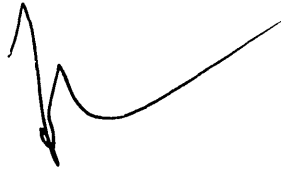
LISTING OF PLANNING BOARD **FEES**
4% FEE

FOR PROJECT NUMBER: 99-36

NAME: MARTINO CHIROPRACTIC

APPLICANT: MARTINO, RICK AND PAULA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/17/2000	2% OF COST EST. \$12,700.0	CHG	255.40		
05/18/2000	REC. CK. #1836	PAID		255.40	
		TOTAL:	255.40	255.40	0.00



Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(814) 563-4611

RECEIPT
#389-2000

05/22/2000

Martino, Chiropractic

Received \$ 100.00 for Planning Board Fees, on 05/22/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen
Town Clerk

PB # 99-36

CR # 1835 \$100.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/22/2000

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LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 99-36

NAME: MARTINO CHIROPRACTIC
APPLICANT: MARTINO, RICK AND PAULA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/17/2000	P.B. APPROVAL FEE	CHG	100.00		
05/18/2000	REC. CK. #1835	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/22/2000

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LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 99-36
NAME: MARTINO CHIROPRACTIC
APPLICANT: MARTINO, RICK AND PAULA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/03/1999	REC. CK. #91	PAID		750.00	
12/08/1999	P.B. ATTY. FEE	CHG	35.00		
12/08/1999	P.B. MINUTES	CHG	54.00		
01/12/2000	P.B. ATTY FEE	CHG	35.00		
01/12/2000	P.B. MINUTES	CHG	27.00		
05/17/2000	P.B. ENGINEER FEE	CHG	305.50		
05/22/2000	RETURN TO APPLICANT	CHG	293.50		
		TOTAL:	750.00	750.00	0.00

L.R. 5/22/00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/22/2000

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 99-36

NAME: MARTINO CHIROPRACTIC

APPLICANT: MARTINO, RICK AND PAULA

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/18/2000	PLANS STAMPED	APPROVED
01/12/2000	P.B. APPEARANCE PUBLIC HEAR . PUBLIC HEARING HELD - NO PUBLIC COMMENT - APPR. SUB TO . MARK'S COMMENTS AND IMPROVEMENTS TO DRAINAGE	APPR SUB TO MARK
12/08/1999	P.B. APPEARANCE	SCH P.H. - RETURN
12/01/1999	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/22/2000

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 99-36

NAME: MARTINO CHIROPRACTIC

APPLICANT: MARTINO, RICK AND PAULA

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	12/03/1999	EAF SUBMITTED	12/03/1999	WITH APPLIC
ORIG	12/03/1999	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	12/03/1999	LEAD AGENCY DECLARED	12/08/1999	TOOK L.A.
ORIG	12/03/1999	DECLARATION (POS/NEG)	01/12/2000	DECL. NEG DEC
ORIG	12/03/1999	SCHEDULE PUBLIC HEARING	12/08/1999	SCHED PH
ORIG	12/03/1999	PUBLIC HEARING HELD	01/12/2000	P.H. CLOSED
ORIG	12/03/1999	WAIVE PUBLIC HEARING	/ /	
ORIG	12/03/1999	AGRICULTURAL NOTICES	/ /	

AS OF 05/17/2000

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB # 99

NEW WINDSOR PLANNING BOARD (Changeable To Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK # 99-35

FOR WORK DONE PRIOR TO: 05/17/2000

TASK-NO	REL	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS	TIME	DOLLARS		
									EXF.	BILLED	BALANCE
99-36	148962	11/10/99	TIME	MJE	WS MARTINO	75.00	0.40	30.00			
99-36	150493	12/01/99	TIME	MJE	WS MARTINO CHIROPRACT SP	75.00	0.40	30.00			
99-36	150497	12/03/99	TIME	MJE	MC SEND PTL PLN TO MARI	75.00	0.20	15.00			
99-36	150512	12/08/99	TIME	MJE	MC MARTINO CHIROPRA TRC	28.00	0.50	14.00			
99-36	150793	12/08/99	TIME	MJE	MC MARTINO S/P	75.00	0.70	52.50			
99-36	151378	12/15/99	TIME	MJE	WS MARTINO S/P	75.00	0.40	30.00			
								171.50			
99-36	151864	12/17/99			BILL 99 1158					-141.50	
										141.50	
99-36	153640	01/12/00	TIME	MJE	MC MARTINO CHIROPRACTIC	80.00	0.50	40.00			
99-36	153677	01/12/00	TIME	SAS	CI MARTINI P/B RVW CMTS	28.00	0.50	14.00			
99-36	153863	01/12/00	TIME	MJE	MM Martino S/P Appd	80.00	0.10	8.00			
99-36	155984	02/01/00	TIME	MJE	MC MARTINO WMM	80.00	0.20	16.00			
								78.00			
99-36	158510	02/15/00			BILL 00 226 2/15/00					108.00	
										108.00	
99-36	152200	04/12/00	TIME	MJE	MC MARTINO S/P ISI	80.00	0.70	56.00			
					TASK TOTAL			305.50	0.00	-249.50	56.00
					GRAND TOTAL			305.50	0.00	-249.50	56.00

RECEIVED

MAY 17 2000

BUILDING DEPARTMENT

TOTAL P.01



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4618
Fax: (914) 563-4695

OFFICE OF THE BUILDING INSPECTOR

April 12, 2000

Martino Chiropractic
Old Temple Hill Road
New Windsor, NY 12553

ATTN: PAULA MARTINO

SUBJECT: CHIROPRACTIC OFFICE
OLD TEMPLE HILL ROAD
TAX MAP #68-3-10

Dear Paula:

Please find attached a corrected copy of your site plan cost estimate as reviewed by Mark Edsall, P.E., Planning Board Engineer.

As per our discussion, once the work as outlined in this cost estimate is complete and all related fees are paid, you will receive a site plan with a signature of approval and a Certificate of Occupancy for subject location.

If you have any questions with regard to this matter, please contact my office.

Very truly yours,

Michael Babcock
Michael Babcock, Building Inspector

MB:mlm

Cc: Planning Board file #99-36



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

- ☐ **Main Office**
45 Quassauck Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@ptd.net

MEMORANDUM

(via fax)

12 April 2000

TO: MYRA MASON, PLANNING BOARD SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

SUBJECT: MARTINO SITE PLAN - COST ESTIMATE
NWPB APP. NO. 99-36

I received the estimate for the subject application site improvements. The estimate is incomplete, has the wrong format (unit price format is required) and the attachments referenced were missing.

In an effort to expedite this matter, I have prepared the following estimate, which the applicant has the option to accept or have a replacement estimate prepared by their engineer for review by the Town

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Value</u>
Site Paving	650 sy	\$10/sy	\$ 6,500
Striping	10 sp.	\$ 8/sp	\$ 80
Handicapped Space	1 sp.	\$125/ea	\$ 125
Wheelstops	11 ea	\$ 15/ea	\$ 165
Retaining Wall	LS	\$1500	\$ 1,500
Parking Area Fill	LS	\$2000	\$ 2,000
Bldg Mtg Ltg Fix	3 ea.	\$ 300/ea.	\$ 900
Concrete Ramp	LS	\$1000	\$ 1,000
Planter	LS	\$ 500	\$ 500
TOTAL ESTIMATE			\$12,770.

Please let me know if you have any questions regarding this matter.

4/12/00

Paula Martino
Accepts over the phone: 4:20 p.m.

(u)

TOTAL P.01

Cost Estimate for 47 ol temple Hill rd.
MARTINOchiropractic

- Handicap Ramp \$1900.00
- Black topping 5000.00 see attached proposal
- Stripping \$200.00
- outside lights (3) @ \$179.00 each.

P. B. # 99-36

RECEIVED

APR 10 2000

MARTINO CHIROPRACTIC

MR. EDSALL: If you can all recall the Martino Chiropractic site plan.

MR. BABCOCK: Old Temple Hill Road.

MR. EDSALL: The plan as submitted to the board and as the board accepted it was not generous in information regarding grades on the property. If you recall, there was an indication made by the applicant's engineer that along the left side of the property there would be a drainage ditch that would have the runoff from the parking lot carried toward the town road, toward Old Temple Hill Road and that was the understanding. It's been pointed out since that there was a concern whether or not it would really work, Mike and I went out to look at it today, and unless we can figure out how to have water run uphill, it's not going to happen.

MR. LANDER: Has to be pumped.

MR. EDSALL: So the bottom line is the plan was inaccurate and really didn't provide enough information for this board or anyone who looked at the plan to figure out that it wouldn't work. We have explained to the applicant that this board basically indicated that the parking lot drainage has to run toward Old Temple Hill Road, so it does not impact the two adjoining residences. So unless you tell us otherwise, we have told her that she's got to grade the property, if it means bringing in some fill so that the parking lot will drain in the direction.

MR. LANDER: Mark, I'm just trying to think back now, whether or not in fact did they make that, well, evidently, they made the representation on the plan, let me just say that I don't think they really told us that the water was going to run to the front or the back, but on the plan, it shows an arrow on there putting the water towards the front of the building. There's no way there's a three foot grade difference.

MR. ARGENIO: I remember that plan having a lack of topo data on it and I remember that grading issue being

probed extensively by either you or myself or Jimmy, maybe yourself, that was probed fairly extensively until an accurate answer was extrapolated or extracted, whatever the word is, Franny, from the applicant and I don't remember exactly what it was but Ronny, I think it was that that water was going to go towards Old Temple Hill Road.

MR. BABCOCK: Maybe I can clear that up a little bit. We had a neighbor come in and talk to us about the water, they came to the public hearing, but they didn't feel comfortable speaking so they came.

MR. ARGENIO: On the 300 side?

MR. BABCOCK: Yes and on the east side, actually, I talked with Jimmy on that and the applicant did agree to do whatever had to be necessary to make sure water didn't go on anybody else's property. They had four feet from the building to the property line, they have a 25 foot driving lane and a 19 foot parking spot which is 44 feet.

MR. LANDER: Exactly.

MR. BABCOCK: The only way that you're going to do that is put a retaining wall in, there's no room to slope to the neighbor's property.

MR. EDSALL: Talking maybe just a landscaping decorative two or three foot high wall.

MR. BABCOCK: I heard you say three foot.

MR. LANDER: Right.

MR. BABCOCK: And build the parking lot area up so that it could slope to the road. The swale that's there and indicated on the plan, the place where the swale would empty out is lower than the road, just not going to work. It's got to be built up and then maybe sloped towards that with a berm and then carried out to the road or whatever. So you're not trying to run water, if you're trying to run water some hundred feet or 120 feet on a really minimal slope, I don't think that's

right neither.

MR. LANDER: You need a foot minimum to get the water to the--

MR. EDSALL: So unless if they care to come up with an alternative design and they want to bring it back, we'll I'm sure bring it in and let you look at it.

MR. LANDER: Short of letting three quarters of the water go towards 300 and the other from the front of the building going towards Old Temple Hill Road, there's, nothing unless you build the grade up, there's no way you can get the water to come to Old Temple without building the grade up.

MR. EDSALL: That was our concern, we know that it was a concern of the neighbors when the plan was reviewed.

MR. LUCAS: I agree with you.

MR. BABCOCK: If it came to this board, I mean, I don't know that there would be any other solution, quite honestly.

MR. PETRO: Let me ask you this, Mike, they have final approval from the planning board, they have a building permit from your department?

MR. BABCOCK: Well, they don't have final approval from the planning board as of right now.

MR. PETRO: Wasn't stamped?

MR. BABCOCK: It's not stamped.

MR. PETRO: But in the minutes, they had final approval. My question is we don't know there's a problem, how are we going to enforce the building of the parking lot to the correct specs?

MR. BABCOCK: Well, my position is that they're not going to get a C.O.

MR. PETRO: So they don't have a C.O. yet so that will

be the handle.

MR. LANDER: They can't run a business.

MR. PETRO: That's all I wanted to know.

MR. LANDER: It does show an arrow.

MR. BABCOCK: I showed here today, even at a two foot retaining wall on the property line, it goes maybe 10 to 12 foot in to nothing, so it's not like it's a major major amount of fill.

MR. ARGENO: We're not talking about \$25,000 here.

MR. BABCOCK: No, I don't think so at all.

MR. EDSALL: Point is we both recalled the discussions at the meeting, if there was no one to complain and it could sheet flow and there was not a house 15 foot off the property line that potentially could have their basement flooded, we'd say if it's sheet from flow and no one impacted, it may not be a concern. But we have gotten notified there's a concern and the house on the neighboring property is probably 15 foot from the rear property line, so we can't afford to let them do just whatever they want.

MR. PETRO: Let's see if it works itself out. Your department is going to take care of it, you know what needs to be done and we have those two handles. Plan isn't really stamped yet and you have, you haven't issue a C.O. If we need to, we can get that.

MR. EDSALL: I think they're willing to try and work it out, they want it to be right as well.

MR. LANDER: I thought we discussed some of the water was going to go to the rear, you'd build a berm along the back, the guy's back porch, that water's heading right for it, if you don't berm the pavement at the rear.

MR. BABCOCK: What would you do, berm it and let the water rest against the berm until it just seeps away?

MR. LANDER: No, it has to go around, that's why the berm came and went to the turn around and from there, there's a natural water course that takes it away from this guy's porch.

MR. EDSALL: Only problem, well, the plan shows it running towards Old Temple Hill Road.

MR. LANDER: I don't remember what I had for lunch so how can--

MR. EDSALL: If we concentrate, it's going to be dumping on the neighbor's property in one location.

MR. LANDER: If the plan shows the water going to 32, so be it, that's what it's got to be.

MR. ARGENIO: You mean Old Temple Hill Road.

MR. LANDER: Old Temple Hill Road.

MR. PETRO: Okay. Motion to adjourn.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

Respectfully Submitted By:


Frances Roth
Stenographer 4/5/00



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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and PENNSYLVANIA

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e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: MARTINI CHIROPRACTIC SITE PLAN
PROJECT LOCATION: OLD TEMPLE HILL ROAD
SECTION 68 – BLOCK 3 – LOT 10
PROJECT NUMBER: 99-36
DATE: 12 JANUARY 2000
DESCRIPTION: THE APPLICATION PROPOSES A CHANGE IN USE OF THE EXISTING BUILDING TO A MEDICAL (CHIROPRACTERS) OFFICE, AS WELL AS A PROPOSED ADDITION TO THE BUILDING. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 8 DECEMBER 1999 PLANNING BOARD MEETING. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The property is located within the design shopping (C) zoning district of the Town. The proposed medical office use is use A-3 for the zone. The Bulk Table on the plan is correct, with the exception of the following needed corrections:
 - The “required” frontyard value of 60’ should be inserted.
 - The meaning of the asteric should be noted at the bottom of the table indicating “pre-existing, non-conforming”.

The plan would appear to comply with the minimum bulk requirements, with the exception of the noted pre-existing, non-conforming conditions.
2. The Applicant’s Engineer has addressed many of the comments previously made by the Board and this Engineer. Some issues which still need some correction are as follows:
 - The striping and signage for the handicapped parking space should be properly indicated.
 - Section “A” should be clarified to indicate if the wire fence and “assorted shrubs” are existing or proposed.
3. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: MARTINI CHIROPRACTIC SITE PLAN
PROJECT LOCATION: OLD TEMPLE HILL ROAD
SECTION 68 – BLOCK 3 – LOT 10
PROJECT NUMBER: 99-36
DATE: 12 JANUARY 2000

Page Two

4. The Planning Board should require that a **bond** estimate be submitted for this **Site Plan** in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJesh

Martini.sh

PUBLIC HEARINGS:

MARTINO CHIROPRACTIC OFFICE SITE PLAN (99-36)

Mr. George Green appeared before the board for this proposal.

MR. PETRO: Conversion of a building, we have reviewed this at the last meeting, I believe?

MR. GREEN: Yes, you did.

MR. PETRO: I think everything was pretty much in order, we just wanted to go over it again with the public hearing.

MR. GREEN: There was a couple issues, that being the lighting.

MR. LANDER: Wait just a second, please.

MR. PETRO: Okay.

MR. GREEN: This just simply involves 640 foot square foot addition to an existing frame structure. At the last meeting, couple issues, that being the chart, showing the lighting and the drainage down the side, Mr. Chairman.

MR. LANDER: Mr. Edsall, had you had time to go down and take a look at the site?

MR. EDSALL: I have not been to the site, as of yet.

MR. PETRO: You have a couple of minor comments 1 and 2, Mark, why don't you just go over them quickly?

MR. EDSALL: First, I guess I'll premise by saying they have reworked on the plan and they have added quite a bit of new information and clarified a number of issues, so the plan is substantially complete and correct. Couple items that need to be corrected is the front yard value and the bulk table is missing for the required, so they should add that for the plan for final approval. They also asterisk the values on the

right for the values that are pre-existing, non-conforming, but they never identified what the asterisk is for, they should call it out as pre-existing non-conforming, also a couple items just to clarify--

MR. GREEN: Excuse me, Mark, you're talking on the bulk table on the right-hand side?

MR. EDSALL: Right, yes. The Section A depicts the assorted shrubs and a wire fence, I'm not quite sure if they mean all of it's existing or they are adding anything, so they should note that it's existing.

MR. GREEN: It's existing marked on the plan as existing wire fence.

MR. EDSALL: No proposal then?

MR. GREEN: No proposal for any change.

MR. EDSALL: Last but not least, the handicapped parking space on the right in the front isn't striped and identified in compliance with the State Code, so they should really recognize that so the contractor doesn't improperly install it in the field.

MR. PETRO: We need the detail on the map.

MR. EDSALL: Either the full space has to be surveyed or rather drafted correctly or they have to have a detail either, one is fine.

MR. GREEN: You have the same map that I'm looking at? Okay, you want it striped on the site plan.

MR. EDSALL: What they have to do is they have to show it in conformance with the ANSI and State standards because what Mike and I found if it's not right on the plan, sure as heck it'll be wrong in the field.

MR. GREEN: We'll take care of that.

MR. EDSALL: Other than that, Mr. Chairman, the other two comments just procedural items as we stated, it's

in very good shape.

MR. LUCAS: Is this the building, that chalet type?

MR. GREEN: Yes, it's an existing church at this time or was an existing church until it was bought by the Martinos.

MR. PETRO: Okay, at this time, this is a public hearing, I would like to open it up to the public for any comment on this application. On December 21, 1999, 9 addressed envelopes went out containing the notice of public hearing. If someone is here and would like to speak on behalf of the application, please raise your hand, be recognized by the Chair and come forward and state your name and address? Anyone like to speak on behalf of this application? Let the minutes show no one has come forward, matter of fact, no one's here at all for it. With that, I'll entertain a motion to close the public hearing.

MR. LUCAS: Motion.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board close the public hearing. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Need to go to number 3, gentlemen.

MR. LUCAS: I'll make that motion for SEQRA.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the

New Windsor Planning Board declare negative dec under the SEQRA process for the Martino Chiropractor site plan on Old Temple Hill Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: The planning board should require that a bond estimate to be submitted for site plan in accordance with paragraph A 1-G, Chapter 19 of the Town Code, so that would be a requirement of approval. We have highway approval on 12/16/99 and fire approval on 12/6/99. Any further comments from any of the board members?

MR. LANDER: Question for Mr. Green, is there going to be a dumpster on this?

MR. GREEN: No, Mr. Lander.

MR. LANDER: Just going to use the garbage can and town pickup?

MR. GREEN: Town pickup.

MR. PETRO: We had talked about the drainage, just going to come down through.

MR. ARGENIO: That was addressed on the site plan.

MR. PETRO: We talked sheet flow basically out to the--

MR. EDSALL: Show the flow to the south and then picked up by a shallow swale to bring it to the roadside swale for the town road.

MR. GREEN: That's shown on the site plan.

MR. LANDER: I'm a little familiar with this site here

and from I would say from the front of the building, all this is to sheet flow out towards the road and towards the grass areas and then it's going to go towards the east and then rest of it's just going to go to the back.

MR. GREEN: Yes, that's the intention to put, pave a berm across the back of the parking lot to sheet it off to the west side of the--

MR. LANDER: Right, because there's a shed or something there.

MR. GREEN: Well, there's an open lot way off the, you're thinking of the brick building in front, Taravellas, that's if you're facing the building, it's off to the left, it's the intention to put a berm across the back of the parking lot to have the water sheet to the open area.

MR. LANDER: There was a shed on the site, a large shed.

MR. GREEN: It's been removed.

MR. PETRO: I'll entertain a motion for final approval.

MR. LUCAS: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Martino Chiropractic site plan on Old Temple Hill Road, subject to a couple of comments that Mark made, procedural and bond estimate, and also that the striping and/or handicapped detail be added to the plan. With those subject-to's, is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LUCAS	AYE

January 2000

11

MR. LANDER	AYE
MR. PETRO	AYE

RESULTS OF PUBLIC MEETING OF:

January 12, 2000

Public
Hearing

PROJECT: Martino Chiropractic

P.B.# 99-36

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M) M S) L VOTE: A ✓ N__

2. TAKE LEAD AGENCY: Y__ N__

CARRIED: YES 5 NO__

M)__ S)__ VOTE: A__ N__

CARRIED: YES__ NO__

WAIVE PUBLIC HEARING: M)__ S)__ VOTE: A__ N__ WAIVED: Y__ N__

SCHEDULE P.H. Y__ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

OPEN P/H

CLOSE P/H VOTE SA

NO ONE SHOWED

APPROVAL:

M) M S) S VOTE: A__ N__ APPROVED: _____

M) M S) J VOTE: A 5 N__ APPROVED CONDITIONALLY: TO MARK

NEED NEW PLANS: Y__ N X

DISCUSSION/APPROVAL CONDITIONS:

SUBJECT TO MARKS REVIEW COMMENTS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/12/2000

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 99-36

NAME: MARTINO CHIROPRACTIC

APPLICANT: MARTINO, RICK AND PAULA

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	12/03/1999	MUNICIPAL HIGHWAY	12/16/1999	APPROVED
ORIG	12/03/1999	MUNICIPAL WATER	12/07/1999	APPROVED
ORIG	12/03/1999	MUNICIPAL SEWER	12/29/1999	APPROVED
ORIG	12/03/1999	MUNICIPAL FIRE	12/06/1999	APPROVED
ORIG	12/03/1999	NYS DOT	/ /	

In the Matter of Application for Site Plan Subdivision of
Martino Chiropractic Office,

AFFIDAVIT OF
SERVICE
BY MAIL

MYRA L. MASON, being duly sworn, deposes and says:

On December 21, 1999, I compared the 9 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason
Myra L. Mason, Secretary for
the Planning Board

21st day of December, 1999

Mary Ann Hataling
Notary Public

AFFIMAIL.PLB - DISC#1 P.5.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on

Jan 12 ²⁰⁰⁰~~199~~ at 7:30 P.M. on the approval of the proposed site plan (~~Subdivision of Lands~~)* (Site Plan)* OF 68-3-10 Martin Chiropractic located 47 Old Temple Hill rd.

Map of the (Subdivision of Lands)(Site Plan)* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: 12/15/99

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

NOTES TO APPLICANT:

- 1). *Select Applicable Item.
- 2). A completed copy of this Notice must be approved prior to publication in The Sentinel.
- 3). The cost and responsibility for publication of this Notice is fully the Applicants.



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-4693

Assessors Office

December 15, 1999

Martino Chiropractic
Old Temple Hill Road
New Windsor, NY 12553

Re: 68-3-10

Dear Ms. Martino:

According to our records, the attached list of property owners are abutting to the above referenced property.

The charge for this service is \$25.00, minus your deposit of \$25.00.

There is no further balance due.

Sincerely,

Leslie Cook
Sole Assessor

/lrd
attachments

CC: Myra Mason, PB

Eugene L & Ruth Andrews
PO Box 292
Vails Gate, NY 12584 ✓

Frances Taravella
PO Box 94
Vails Gate, NY 12584 ✓

Antonio & Giencinta Dedominicis
PO Box 327
Cornwall, NY 12518 ✓

Bila Family Partnership
158 North Main Street
Florida, NY 10921 ✓

George J. Meyers, Supervisor
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553 ✓

Dorothy H. Hansen, Town Clerk
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553 ✓

Andrew Krieger, Esq.
219 Quassaick Avenue
New Windsor, NY 12553 ✓

James R. Petro, Chairman
Planning Board
555 Union Avenue
New Windsor, NY 12553 ✓

Mark J. Edsall, P.E.
McGoey and Hauser
Consulting Engineers, P.C.
45 Quassaick Avenue
New Windsor, NY 12553 ✓

9

MARTINO CHIROPRACTIC SITE PLAN (99-36)

Ms. Paula Martino and Mr. Ken Gill appeared before the board for this proposal.

MR. PETRO: This application proposes change in use of the existing building to medical office as well as proposed, this plan was reviewed on a concept basis only. Okay, Ms. Martino, explain to us what you exactly want to do. What building is this?

MS. MARTINO: It's a church right now, looks like a little chalet, it's a church.

MR. PETRO: Between 207?

MR. KRIEGER: Not too far from Stewart's.

MR. PETRO: It's not going to remain a church, you're going to take it and go into an office building?

MS. MARTINO: One doctor occupied.

MR. PETRO: Permitted use in the zone, Mark?

MR. EDSALL: Yes, it's a use by right.

MR. PETRO: Okay, why don't you give us a quick overview?

MS. MARTINO: I have never done this before, so what would you like to know?

MR. LANDER: What do you plan on doing on the site? Are you going to add on to the building?

MR. GILL: The edge of the building, which is currently about 950 square feet, add about 600 square feet to it.

MR. PETRO: That's the darkened area on your plan in the rear?

MR. GILL: Yes and that 600 square feet will contain--

MS. MARTINO: It's going to have three adjusting rooms,

therapy suite, actually, four adjusting rooms and a therapy suite is what's going to be back there.

MR. PETRO: By putting on the addition you're not creating any zoning problems, side yard, rear yard or height?

MR. EDSALL: Not based on the information, I think everything looks fine. I do have some comments about bulk, but that's more just a matter of cleaning up the table, but I don't see any problems with it.

MR. PETRO: By adding the square footage to the existing 900 or so, what's the total square footage?

MS. MARTINO: 25, it's going to be 600 square feet.

MR. PETRO: The question I would ask Mark is I see the number of parking spaces are going to conform to the amount of space with the addition.

MR. EDSALL: I have to, basically, they have shown the number as required 10 and proposed 11, but they didn't put the calculation on verifying how many doctors and how many exam rooms adjustment rooms. We discussed it at the workshop so I believe they meet it, I didn't see it on, well, this shows the floor plan but on the bulk table you're supposed to tell how many doctors so I believe they meet the code, I think we just have to make that clear.

MR. PETRO: If you don't, looks like you have ample property to add what you would need, obviously, you wouldn't want to do that for the cost of it.

MS. MARTINO: Things are getting paved anyway in the spring, we plan on paving, it's going to be paved.

MR. PETRO: Well, you're going to be paving the outline of what you're showing but you're not paving the grassy areas.

MS. MARTINO: Well, there isn't much grass after that.

MR. GEORGE GREEN: Mr. Chairman, it's four parking

spots per doctor and one for examining room, so they meet--

MS. MARTINO: We're actually over.

MR. PETRO: Let's assume it's correct for now.

MR. EDSALL: I believe everything on the plan meets the code and with some minor additions and corrections of information, the plan I think will be acceptable, I don't see any problems whatsoever.

MR. PETRO: What's the curbing in the front now, I see you want to have that changed, what is it?

MR. EDSALL: They just show it as 6 x 6 which could mislead.

MR. LANDER: Because you're going to have concrete sidewalk handicapped ramp.

MR. EDSALL: Yes, it worked out nicely in connecting the parking to the right of the building, since the building had a slight elevation difference.

MR. PETRO: What type of landscaping is there along the property lines and what do you propose there?

MS. MARTINO: Facing the church currently, now, on the right-hand side are a row of pines that separate the house to the church, on the left-hand side, where the church currently parks is a small fence, probably three feet high and then they've got hedging, you know, like shrubs.

MR. GILL: Forsythia and shrubs along there.

MR. PETRO: Did you draw this plan?

MR. GILL: Yes.

MR. PETRO: Can you show it on the plan as existing? Is that town property?

MR. GILL: It's on the line.

MR. PETRO: Because this is showing your parking spots going right to the line.

MS. MARTINO: That's where they are now. We just are basically copying what's there, we're not changing.

MR. GILL: Based on an old site plan.

MR. PETRO: Well, can you show on this plan what's existing now and show where it is, even if it is on the other side, it's not being shown on the plan.

MR. GILL: I'm not hearing, I'm sorry.

MS. MARTINO: He's not hearing and I'm not following.

MR. PETRO: The landscaping, as it exists, if we went there and took a picture, the landscaping as it exists, I'd like to see on the plan somehow show on the plan either proposed or existing, you have a note to the effect that it's there, but I don't see it there, drawn on the plan if there's a tree there, show the tree, show the landscaping as it's shown. The note is nice but it could be vague.

MS. MARTINO: Well, it is kind of vague in looking if you're going to see the forsythia.

MR. PETRO: Don't say it's too vague, cause we want more, you have to say it's thick.

MS. MARTINO: It's thick, it's plush, it's wonderful.

MR. PETRO: The blacktop that's existing there now is already, this is already blacktopped, you're going to blacktop it, where is the water and the drainage going? Mark, did you look at that at all?

MR. EDSALL: No, I was under the understanding a good portion was packed down gravel parking surface now and there's nothing in the code, the availability to accept that type of a surface, unless you determine there's some unique conditions so that's why we discussed paving. I haven't gotten the drainage study or any

drainage report, I don't know that there is any problems in this area, but you haven't received any information.

MR. PETRO: I don't see any topo here at all, sheet flowing out to the road, now, is that where the water goes, do we know?

MR. GILL: I don't know where it goes now.

MR. PETRO: You don't know where it goes now?

MR. GREEN: There's a crown to the property, one goes off towards Taravella's old house and the rest comes out onto Temple Hill Road into the culvert area in front of the existing stone wall.

MR. PETRO: Once the property is paved, you're going to have an impervious surface and what that's going to create is obviously more water flow cause it's not going to have anywhere to go on the ground and it's going to go somewhere at a much faster rate than the gravel.

MS. MARTINO: Do we have to pave then?

MR. PETRO: Being a doctor's office, I would recommend that you pave. Town Law is that you need to pave and I think we do. How would you mark off your handicapped spots?

MS. MARTINO: It's kind of easy cause the handicap's to the right, nothing else is there, stick a sign.

MR. PETRO: Still have a hard time delineating parking spots on a gravel area, when you plow, you'd scrape it all off. Everybody has to pave. Sometimes there are instances where you have overflow parking that we would back off that a little bit, but your main parking needs to be paved. So, I really need to know where the water's going somehow, some type of drainage plan, as long as Mark is satisfied that the water's being taken care of, you don't have to come up with a whole entire page of the drainage plan, but something instead of nothing. Okay? I see he's writing and Mark's made

notes, so you have that, Mark?

MR. EDSALL: I sure do.

MR. PETRO: Next thing I'm just going to beat Mr. Argenio to what would be the lighting, I see you have some, looks like little floods or wall packs on the building itself.

MS. MARTINO: That's what they have currently.

MR. PETRO: And continue those on the new addition.

MS. MARTINO: Yes.

MR. PETRO: I don't know that the wall packs are going to light parking spot number 1 or parking spot number 2 or parking spot number 10 or the handicapped parking cause I have no direction or no understanding of how or where the light is coming from and how bright it is. So I'll need something on that, Mark, again, you're going to have to come up with something.

MR. EDSALL: I will review the requirements with him and review what they submit.

MR. PETRO: I don't know if they need all the curves.

MR. EDSALL: It's really the only way for me to tell if it's going to provide lighting is to have the isolux drawn on.

MR. PETRO: This may sound a little complicated.

MR. GILL: I understand.

MR. PETRO: We can't have nothing, it's a nice plan to start, but we just need to augment it a little bit and you'll be fine.

MR. PETRO: Anything technical on the plan, Mark, that we need to really go over?

MR. EDSALL: No, as I said, I had a couple comments and being that it was a change in use of an existing plan

or existing site, rather, I pretty much wanted to see how far the board wanted to go and I have a good feel for what you need.

MR. PETRO: Motion for lead agency.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Martino Chiropractic site plan on Old Temple Hill Road. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: We have fire approval on 12/6/99 and I state that because I don't believe the plan will be changed in any manner that that would be affected.

MR. LANDER: Did highway--

MR. PETRO: Approved on 12/6/99. I don't have anything else, other than that the plan looks fine, looks like it's going to work, we just need some information.

MR. EDSALL: It might be fair to deal with comment 4 so they know if they have to have a public hearing.

MR. PETRO: I was going to get that as my last comment. You're surrounded here by residential and by some commercial, I know it was a church, was it an active church?

MS. MARTINO: It is an active church, yes, it is and their hours are much later than our hours.

MR. PETRO: It would be better for you to have a public

hearing and what we can do is actually set that up for your next appearance, as long as the plan is, you think it was too much, want to see the workshop first?

MR. EDSALL: Yeah, if you want to schedule, we can work with Myra at the workshop, let them know it's ready.

MR. PETRO: We can save you a step, what we're looking at on the plan is not going to change. There may be some changes from the public comment, if there is, this way, they can do it. Motion to schedule a public hearing?

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board schedule a public hearing for the Martino Chiropractor on Old Temple Hill Road. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: I don't have anything else, I know that was a lot. Is time of the essence here?

MR. GREEN: Yes, the foundation is of the essence.

MS. MARTINO: We're getting into winter months where we're not going to be able to dig, we're going to have a hard time digging and we're really looking at roofing and framing and all that stuff that requires--

MR. GREEN: Actually, the big thing is getting into the ground, into the foundation, getting the foundation permit.

MR. PETRO: Well, the public hearing is going to take, it's going to be in January, you're not going to get a

public hearing in December, so you're going to be into January. What we have done in the past, I don't, and I'm, I would refer to Mr. Krieger and the board members also is I don't necessarily have a problem with allowing a foundation permit, you would be proceeding at your own risk. If you did not get final approval, this is in no way this is going to be, that you're going to have an approval, if it doesn't and it has to be removed and set back, I don't know if you're close enough to be discussing that, I'll refer to everybody else. Mike, I see you talking, it's kind of far away for a foundation permit.

MR. BABCOCK: I have no objection to the foundation permit, it's up to the board basically.

MR. PETRO: Because of the time of year.

MR. BABCOCK: The only thing, if you're going to have a public hearing, if they are out there digging and putting a foundation in, the public, the perception is not good. You're already building it, why are you calling us in here to ask us what we think.

MR. PETRO: If there's a reason that it cannot go forward, whatever that reason may be, or needs to be changed, they would be proceeding at their own risk and that would be for a change of your foundation or removal of it.

MS. MARTINO: Do you know Cornwall Psychiatric that's two doors down from where we propose to put our office, was there a public hearing on that? The only reason I'm asking because the houses, I believe, are rented and the house, Taravella is the last and there's a lot also his and the other way is another commercial piece that's already used as commercial, what's the purpose? I'm basically dealing with two neighbors and then Shop Rite right across the street, proposed place of Shop Rite right across the street, it's leveled right now so what would be the need for public hearing if I'm dealing with two neighbors and it's zoned commercial already and I'm using it for the most minor use that you can possibly use it for under a commercial zone according to the law?

MR. PETRO: The answer is it's a change of use, you're going from a church to a doctor's office which to me is a change of use. If my mother lived next door and said what's happening, looks out the window, I mean, somebody said guess we should at least be told about it.

MR. LANDER: To answer your question, the doctor's office down the road couple lots down that did have a public hearing.

MS. MARTINO: I was just curious, that also has no neighbors.

MR. LANDER: It's more for your benefit and the Planning Board's that you do have the public hearing, this way, nobody can come back and say--

MR. PETRO: It's forever.

MR. LANDER: I've always been opposed to the foundation permits. In this instance, if they proceed at their own risk, just like we did with Shop Rite, they had a bigger foundation.

MR. ARGENIO: I agree with Mr. Lander.

MR. LANDER: I don't have a problem.

MR. ARGENIO: As long as it's clear.

MR. LANDER: Right, crystal.

MR. PETRO: Mark, what do you think?

MR. EDSALL: Just one thing. A lot of times if it's a special permit use, it gets kind of risky because a lot of times with special permit uses, there's a lot more changes that are made but this is a use by right, so legally, under the zoning code, they have the right to have this use on that lot. So that kind of puts them in a little better position. You may find that you have to modify the parking lot or landscaping or lighting, but I don't think that really jeopardizes the

use or the addition and because they don't need any variances for the building addition, again, I think that they are going at their own risk. And it's clear on the record. But the risk is substantially limited because it's a use by right and they need no variances.

MR. GREEN: If I may, like Paula says, there's only two residential to the left on that street, one being rented, one being for sale, across is street Bila Partners has purchased most of the property until you get down closer to Stewart's Shop, I think there's two houses left there now Bila Partners hasn't picked up.

MR. PETRO: I don't see any problem, just procedural.

MR. GREEN: I agree with the public hearing, it's for the Martino protection, just, you know, in regards to the foundation permit, that weather is getting bad, they are under pressure to get out where they are and they want to get started.

MR. PETRO: But of course you could have started this six months ago, too.

MS. MARTINO: Started what?

MR. ARGENIO: The procedure.

MS. MARTINO: Could have.

MR. GREEN: She didn't buy it six months ago.

MR. PETRO: Well, there's not much, Mark's point is excellent because it is permitted by right and if they needed more parking, she does have more parking. We wouldn't have to send them to the ZBA. There is room, I just don't see anything that can go wrong, other than you not complying and coming back here or you not doing a plan that has some erroneous something on it crazy, so other than that, I don't see much can go wrong with that. I would entertain a motion that the planning board give the okay to the building department to issue a foundation permit for the new construction only there.

MR. LANDER: Yes.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board allow a foundation permit only and only at the risk of the applicant for Martino Chiropractic site plan on Old Temple Hill Road to proceed with the foundation permit. Is there any further discussion from the board members? And before I vote, the board votes, you understand that you are proceeding at your own risk in any way, shape or form? We're not held responsible.

MS. MARTINO: I still have to go home and talk to my husband about it, I don't make final decisions, we're a team so--

MR. PETRO: If you decide to go forward, this will be at your risk.

MS. MARTINO: Absolutely.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: But please come back at the next available meeting, let's clear this up because a stop work order could be at the request of the planning board also dished out so I'm trying to say don't come back in April or May and say we're going to continue.

MS. MARTINO: No, no.

MR. GREEN: I'll take care of it.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: MARTINO CHIROPRACTIC SITE PLAN
PROJECT LOCATION: OLD TEMPLE HILL ROAD
SECTION 68-BLOCK 3-LOT 10
PROJECT NUMBER: 99-36
DATE: 8 DECEMBER 1999
DESCRIPTION: THE APPLICATION PROPOSES A CHANGE IN USE OF THE
EXISTING BUILDING TO A MEDICAL (CHIROPRACTORS) OFFICE,
AS WELL AS A PROPOSED ADDITION TO THE BUILDING. THE
PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located within the Design Shopping (C) Zoning District of the Town. The proposed medical office use is Use A-3 for the zone. This use should be properly referenced in the bulk table. The "required" bulk information shown on the plan is correct, although the table should note that the frontage requirement is "N/A".

The bulk table should be modified to indicate that the proposed values for lot size, width, front yard and side yard are "same". In addition, an asterisk should be placed next to these values indicating that same are "pre-existing, non-conforming". In addition, the "existing" height should be the actual building value, not the permitted value.

With regard to parking, the basis for the parking calculation should be included under the bulk table on the basis of four (4) for each doctor plus one (1) for each examining/treatment room.

2. I have reviewed the site plan as submitted and have the following additional comments:
 - a. The curbing in front of the building should be modified to 6 x 8 x 20 concrete curbing.
 - b. The Board should review the proposed lighting and landscaping information to determine if same is adequate and acceptable.
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: MARTINO CHIROPRACTIC SITE PLAN
PROJECT LOCATION: OLD TEMPLE HILL ROAD
SECTION 68-BLOCK 3-LOT 10
PROJECT NUMBER: 99-36
DATE: 8 DECEMBER 1999

4. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
5. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
6. The Planning Board should require that a **bond** estimate be submitted for this **Site Plan** in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

MARTINO.mk

RESULTS OF P. MEETING OF: December 8, 1999

PROJECT: Martino S.P.

P.B.# 99-36

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M)__ S)__ VOTE: A__ N__

2. TAKE LEAD AGENCY: Y ☒ N__

CARRIED: YES__ NO__

M) A S) LN VOTE: A4 N D

CARRIED: YES ☒ NO__

WAIVE PUBLIC HEARING: M) LN S) A VOTE: A4 N D WAIVED: Y__ N ☒

SCHEDULE P.H. Y ☒ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED: _____

M)__ S)__ VOTE: A__ N__ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Address Mark's Comments</u>
<u>show existing landscaping</u>
<u>Need drainage plan</u>
<u>show lighting details</u>
<u>P.H. First meeting in January</u>
<u>Foundation Permit Authorized</u> <u>LN</u> <u>3</u> <u>40%</u> <u>Map</u>



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 99-36
WORK SESSION DATE: 15 Dec 99 APPLICANT RESUB.
REQUIRED: new plan
REAPPEARANCE AT W/S REQUESTED: No
PROJECT NAME: Martino Site Plan
PROJECT STATUS: NEW _____ OLD _____
REPRESENTATIVE PRESENT: Ken Gill, Paula M, George Green
MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. x _____
ENGINEER x _____
PLANNER _____
P/E CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Bulk - Front Yard 60
Height show 31.5 max
Frontage add N/A
add (1) doctor (6) exam room
add a timer for lights
add isolux

CLOSING STATUS

Set for agenda
possible agenda item
Discussion item for agenda
ZBA referral on agenda

pbwsform 10MJE98

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(914) 563-4611

RECEIPT

#8 - 1999

12/03/1999

Martino, Paula -- Application Fee : # 99-36

Received \$ 100.00 for Planning Board Fees, on 12/03/1999. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/03/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 99-36
NAME: MARTINO CHIROPRACTIC
APPLICANT: MARTINO, RICK AND PAULA

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/03/1999	REC. CK. #91	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

A. Zappella



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-36

DATE PLAN RECEIVED: RECEIVED DEC - 3 1999

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

L. CASCINO for the building or subdivision of
F. TARAVELLA has been

reviewed by me and is approved ✓,

disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT _____ DATE _____

WATER SUPERINTENDENT _____ DATE _____

[Signature] 12/29/99
SANITARY SUPERINTENDENT _____ DATE _____

INTER-OFFICE MEMORANDUM

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: December 6, 1999

SUBJECT: Martino Site Plan

Planning Board Reference Number: PB-99-36

Dated: 3 December 1999

Fire Prevention Reference Number: FPS-99-049

A review of the above referenced subject site plan was conducted on 6 December 1999.

This site plan is acceptable.

Plans Dated: 1 December 1999.



Robert F. Rodgers
Fire Inspector

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-88

DATE PLAN RECEIVED: RECEIVED DEC - 3 1999

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

17 Old K-pk Hill rd. has been

reviewed by me and is approved ✓,

disapproved.

If disapproved, please list reason _____

This property Gas town water.

HIGHWAY SUPERINTENDENT DATE

Steve D. J. 12-7-99
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 99-36

DATE PLAN RECEIVED: RECEIVED DEC - 3 1999

RECEIVED

DEC 6 1999

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval ☒
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ☒,
disapproved _____.

If disapproved, please list reason _____

W. James Sullivan 12/6/99
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 99-000
WORK SESSION DATE: 1 DEC 99 APPLICANT RESUB.
REQUIRED: Full off
REAPPEARANCE AT W/S REQUESTED: No
PROJECT NAME: Martin's Chiropractic
PROJECT STATUS: NEW OLD
REPRESENTATIVE PRESENT: Paula Martin
MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Old Temple Hill C zone
- add parking calc
- 8' x 8' for on
- need print.
- post sign about ramp to on
- N/E -
- fill bulk table - req'd + proposed (gave #'s)
- Minimum Escrow

CLOSING STATUS

- Set for agenda
X possible agenda item
 Discussion item for agenda
 ZBA referral on agenda

pbwsform 10MJE98



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision 68 Lot Line Change 3 Site Plan #6 Special Permit _____

Tax Map Designation: Sec. 68 Block 3 Lot 10

1. Name of Project Marino chiropractic

2. Owner of Record _____ Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Rick and Paula Marino Phone 914 569-8319

Address: 11 Buttonwood dr New Windsor N.Y. 12553
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Louis J. Cascino P.E. Phone 496-4608

Address: 35 Alder dr. New Windsor NY 12883
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney Rich Schiasanno Phone 562-9020

Address RT 9W New Windsor NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Paula Marino 565-0606
(Name) (Phone)

7. Project Location:

On the South side of old Temple Hill rd. feet
(Direction) (Street) (No.)
West of RT 32
(Direction) (Street)

8. Project Data: Acreage .39 Zone C School Dist. Newburgh

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

*This information can be verified in the Assessor's Office.

*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".

10. Description of Project: (Use, Size, Number of Lots, etc.) 625 sq ft addition to existing structure.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

3rd DAY OF December 1999

Paula Martino
APPLICANT'S SIGNATURE

Deborah Green
NOTARY PUBLIC
DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4564055
Commission Expires July 15, 2001

Paula Martino
Please Print Applicant's Name as Signed

TOWN USE ONLY:

99-38

DATE APPLICATION RECEIVED

APPLICATION NUMBER

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>Rick + Paula Martino</i>		2. PROJECT NAME <i>Martino Chiropractic</i>	
3. PROJECT LOCATION: Municipality <i>New Windsor</i> County <i>Orange</i>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>47 Old Temple Hill Rd. New Windsor, N.Y. 12553 1000' W of intersection of Rte 32 + Old Temple Hill Rd.</i>			
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <i>625' sq ft addition to existing structure</i>			
7. AMOUNT OF LAND AFFECTED: Initially <i>37</i> acres Ultimately <i>37</i> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>N/A</i>			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <i>Paula Martino</i>		Date: <i>12/2/99</i>	
Signature: <i>Paula Martino</i>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

James Turella, deposes and says that he resides
(OWNER)
at 9 Wintergreen Ave Newburgh in the County of Orange
(OWNER'S ADDRESS)
and State of New York and that he is the owner of property tax map
(Sec. 68 Block 3 Lot 10)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in
the foregoing application and that he authorizes:

Rick and Paula Martino
(Applicant Name & Address, if different from owner)
1 Silver Forrester Schiavanno & Lesser
(Name & Address of Professional Representative of Owner and/or Applicant)
Rt 9W New Windsor NY 12553
to make the foregoing application as described therein.

Date: 12/2/99

Rebecca [Signature]
Witness' Signature

James Turella ga
Owner's Signature

Paula Martino
Applicant's Signature if different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

99-36

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

Not in Flood zone

99-36

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. ✓ Site Plan Title
2. ✓ Provide 4" wide X 2" high box directly above title block
(preferably lower right corner) for use by Planning Board in
affixing Stamp of Approval (ON ALL PAGES OF SP)
3. ✓ Applicant's Name(s)
4. ✓ Applicant's Address
5. ✓ Site Plan Preparer's Name
6. ✓ Site Plan Preparer's Address
7. ✓ Drawing Date
8. ✓ Revision Dates
9. ✓ Area Map Inset and Site Designation
10. ✓ Properties within 500' of site (ATTACHED)
LIST
11. ✓ Property Owners (Item #10)
12. ✓ Plot Plan
13. ✓ Scale (1" = 50' or lesser)
14. ✓ Metes and Bounds
15. ✓ Zoning Designation
16. ✓ North Arrow
17. ✓ Abutting Property Owners
18. ✓ Existing Building Locations
19. ✓ Existing Paved Areas (NONE)
20. ✓ Existing Vegetation
21. ✓ Existing Access & Egress

PROPOSED IMPROVEMENTS

22. ☒ Landscaping
23. ☒ Exterior Lighting
24. ☒ Screening
25. ☒ Access & Egress
26. ☒ Parking Areas
27. ☒ Loading Areas (NONE)
28. ☒ Paving Details (Items 25 - 27)
29. ☒ Curbing Locations (NONE) } 6"x6" P.T. PLANTERS
30. ☒ Curbing through section (NONE) }
31. ☒ Catch Basin Locations (NONE)
32. ☒ Catch Basin Through Section (NONE)
33. ☒ Storm Drainage (NONE)
34. ☒ Refuse Storage
35. ☒ Other Outdoor Storage (NONE)
36. ☒ Water Supply (MUNICIPAL)
37. ☒ Sanitary Disposal System (MUNICIPAL)
38. ☒ Fire Hydrants
39. ☒ Building Locations
40. ☒ Building Setbacks
41. ☒ Front Building Elevations
42. ☒ Divisions of Occupancy (NONE)
43. ☒ Sign Details (SHINGLE ON BUILDING - FUTURE SIGN TO
BE SUBMITTED TO BUILDING INSPECTOR)
44. ☒ Bulk Table Inset
45. ☒ Property Area (Nearest 100 sq. ft.)
46. ☒ Building Coverage (sq. ft.)
47. ☒ Building Coverage (% of total area)
48. ☒ Pavement Coverage (sq. ft.)
49. ☒ Pavement Coverage (% of total area)
50. ☒ Open Space (sq. ft.)
51. ☒ Open Space (% of total area)
52. ☒ No. of parking spaces proposed
53. ☒ No. of parking spaces required

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. N/A

A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

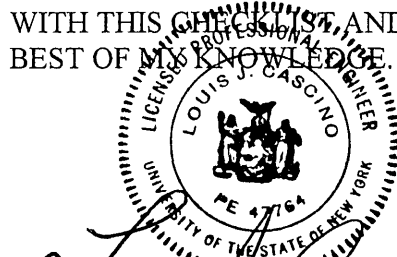
"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST, AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.



BY: Louis J. Cascino, Dec. 2, 1999
Licensed Professional Date

RPS DATA

TAXID 334800.068.000-0003-009.000/0000

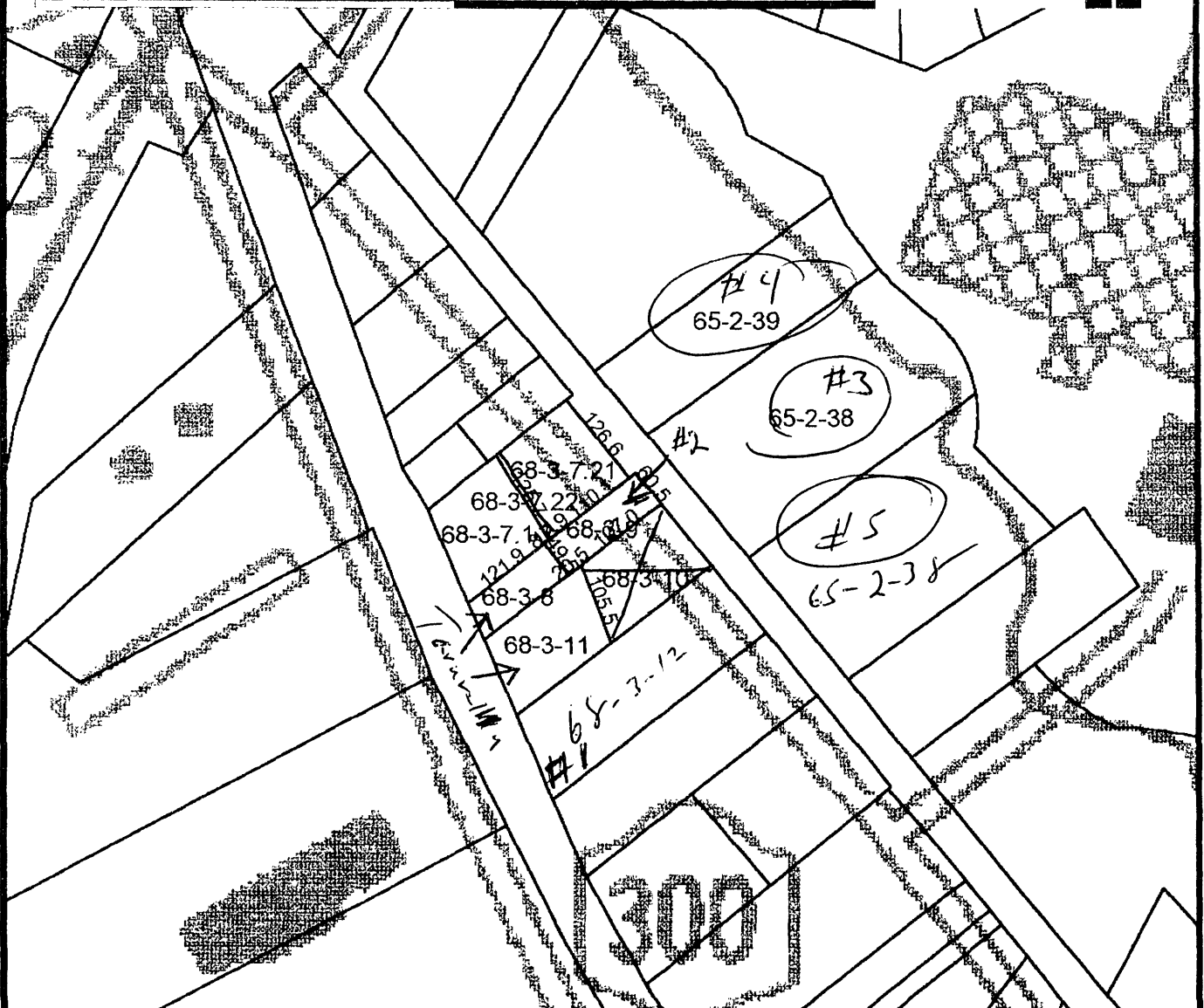
AREA 620



PROP ADDR	OLD TEMPLE HILL RD	RDFR	50	MSQFT	7276.13		
PROP CLASS	210 RESIDENTIAL SINGLE FAMILY	DEP	148	MACRE	0.2		
SCH	331100 NEWBURGH	ACRE	0	YRBT	1940		
SQ FT	770	1ST	2ND	BSMT	0	#BD	2
LANDTYPE	PRIMARY	ZONE	06	USED AS		MNRL RGT	
UTIL	ELECTRIC	WTR	COM/PUBLIC	SWR	COM/PUBLIC	LEASE	
EAST GRID	575032	NORTH GRID	531324	NGHBJD	6	MULTBLG	
STYLE	OLD STYLE	EXTER	WOOD	ATTCARCAP	0	BSMT	FULL
# KIT	1.000000	PORCH TYPE		BSMCCAP	0	HEAT	HOTWTR/ST
# OF STORY	1.00	PORCH AREA	0	# FPLCS	0	FUEL	OIL
CONDITION	NORMAL	CONST DESC	AVERAGE	AC %		AC	
FEAT DESC	GAR DE 1 STY	FEAT YRBT	1940	SPRKN %		ALARM %	
OWNR	ANDREWS EUGENE L. & RUTH	LAND VALUE	7900			TAXYEAR	97
ADDRESS	PO BOX 292	TOTAL VAL	24000			ASSESSMENT	15800
	VALES GATE NY		12584				

SALE	TTD	TYPE	VALID	ARMS	BOOK	PAGE	TYPE	DATE	MORT#
	19861114				2607	39			

0 0.1 0.2 Miles



99-3-30

== ORANGE COUNTY ===== 03/10/98 ==
TAX # : 334800.068.000-0003-010.000/0000 AREA : 620
TN/VL SECT BLK LOT SUFFIX
PROP ADDR: 47 / /OLD TEMPLE HILL /RD/ ZIP :
FORMER ADD: OLD TEMPLE HILL RD
PROP CLASS: 620/COMM SRVC RELIGIOUS RDRF*DEP:100.00 x162.00
DESCR-SUBD: ACRE : .37 /
SCH : 331100/NEWBURGH YRBT :
SQ. FT. : 0 1ST:0 2ND:0 BSMT:0 #BD/#BA : 1 /1.0

-- LAND INFORMATION -----
LAND TYPE : 01/PRIMARY ZONE : USED AS : D08/RTL SVC-SM-R
UTIL : /ELECTRIC WTR : 3/COM/PUBLIC SWR : 3/COM/PUBLIC
EAST GRID : 575074 NORTH GRID: 531255 NGHBD CDE: 6
MNRL RGHTS: LEASE-MBLE:

-- BUILDING INFORMATION (0 / 0) -----
STYLE DESC: CONTEMPORY EXTER : 01/WOOD BSMT : /CRAWL
STYLE CODE: 000 ATTCAR CAP: 0 HEAT : 4/ELECTRIC
OF KITCH: 1 BSMCAR CAP: 0 FUEL : 3/ELECTRIC
OF FPLCS: 0 PORCH TYPE: / AC
OF STORY: .0 PORCH AREA: 0 AC CDE-%AC:
CONDITION : /GOOD CONST DESC: AVERAGE SPRINKLR %: 0
CONST CODE: .0 ALARM PCT%: 0

-- OTHER FEATURE INFORMATION -----
CODE DESCRIPTION YRBT SIZE-DIMENSION GRADE CONDITION
1 0 0
2 0 0
3 0 0
4 0 0

-- PROPERTY DESCRIPTION -----
PROP DESC :
:
-- OWNER NAME & MAILING ADDRESS -----
OWNR : TARAVELLA FRANCES T
ADDRESS D :
: PO BOX 94
: VAILS GATE NY 12584 0000

-- SALE & DEED TRANSFER INFORMATION -----
SALE ----- DEED -----
SP TTD TYPE VALID ARMS BOOK PAGE TYPE DATE MORTG #
\$0 1435 530

-- VALUE & TAX INFORMATION -----
LAND VALUE: 6000 ASMT\$: 23300 DELINQUENT:
TAX YEAR : 1992 PREV VALUE: 23300 BANK CODE :

-- SPECIAL DISTRICT INFORMATION -----
SPEC DIST : FD041/VALS GATE FR WD011/NW WND5 WT 5 RG004/NEW WINSR BG
: SW834/S DIS 14 BND AM003/N WINDSOR AB /
----- INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED -----

== ORANGE COUNTY == 03/10/98 ==
 TAX # : 334800.068.000-0003-012.000/0000 AREA : 620
 TN/VL SECT BLK LOT SUFFIX
 PROP ADDR: 43 / /OLD TEMPLE HILL /RD/ ZIP :
 FORMER ADD: 120 OLD TEMPLE HILL RD
 PROP CLASS: 210/RESIDENTIAL SINGLE FAMILY RDRFXDEP:116.00 x338.00
 DESCR-SUBD: ACRE :.90 /
 SCH : 331100/NEWBURGH YRBT : 1959
 SQ. FT. :1428 1ST:770 2ND:320 BSMT:0 #BD/#BA : 3 /1.5

-- LAND INFORMATION --

LAND TYPE : 01/PRIMARY ZONE : USED AS : /
 UTIL : 3/ELECTRIC WTR : 3/COM/PUBLIC SWR : 3/COM/PUBLIC
 EAST GRID : 575067 NORTH GRID: 531107 NGBHD CDE: 6
 MNRL RGHTS: LEASE-MBLE:

-- BUILDING INFORMATION (/) --

STYLE DESC: COLONIAL EXTER : 01/WOOD BSMT : 2/CRAWL
 STYLE CODE: 05 ATTCAR CAP: 2 HEAT : 3/HOTWTR/STM
 # OF KITCH: 1 BSMCAR CAP: 0 FUEL : 4/OIL
 # OF FPLCS:0 PORCH TYPE: 4/ENCLOSED AC
 # OF STORY: 2.0 PORCH AREA:60 AC CDE-%AC:
 CONDITION : 4/GOOD CONST DESC: AVERAGE SPRINKLR %:
 CONST CODE: ALARM PCT%:

-- OTHER FEATURE INFORMATION --

#	CODE	DESCRIPTION	YRBT	SIZE	DIMENSION	GRADE	CONDITION
1	RP4	PORCH ENCLSD	1959	112	0 SQFT	C	GOOD
2				0	0		
3				0	0		
4				0	0		

-- PROPERTY DESCRIPTION --

PROP DESC :

-- OWNER NAME & MAILING ADDRESS --

OWNR : DE DOMINICIS ANTONIO & GIENCINTO
 ADDRESS D : & GIENCINTO
 : PO BOX 327
 : CORNWALL NY 12518 0000

-- SALE & DEED TRANSFER INFORMATION --

SALE	TTD	TYPE	VALID	ARMS	DEED	BOOK	PAGE	TYPE	DATE	MORTG #
SP	04/26/90	3	V			3318	154	BRGN&SL	07/13/90	

-- VALUE & TAX INFORMATION --

LAND VALUE: 8400 ASMT\$: 35400 DELINQUENT:
 TAX YEAR : 1992 PREV VALUE: 35400 BANK CODE :

-- SPECIAL DISTRICT INFORMATION --

SPEC DIST : FD041/VALS GATE FR WD011/NW WNDWS WT 5 RG004/NEW WINSR BG
 : SW834/S DIS 14 BND AM003/N WINDSOR AB UU001/UNPAID UTILI

----- INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED -----

== ORANGE COUNTY == 03/10/98 ==
 TAX # : 334800.068.000-0003-009.000/0000 AREA : 620
 TN/VL SECT BLK LOT SUFFIX
 PROP ADDR: 51 / /OLD TEMPLE HILL /RD/ ZIP :
 FORMER ADD: OLD TEMPLE HILL RD
 PROP CLASS: 210/RESIDENTIAL SINGLE FAMILY RDRF*DEP:50.00 x148.00
 DESCR-SUBD: ACRE :.17 /
 SCH : 331100/NEWBURGH YRBT : 1940
 SQ. FT. : 770 1ST:770 2ND:0 BSMT:0 #BD/#BA : 2 /1.0

-- LAND INFORMATION -----
 LAND TYPE : 01/PRIMARY ZONE : USED AS : /
 UTIL : 3/ELECTRIC WTR : 3/COM/PUBLIC SWR : 3/COM/PUBLIC
 EAST GRID : 575032 NORTH GRID: 531324 NGHBD CDE: 6
 MNRL RGHTS: LEASE-MBLE:

-- BUILDING INFORMATION (/) -----
 STYLE DESC: OLD STYLE EXTER : 01/WOOD BSMT : 4/FULL
 STYLE CODE: 08 ATTCAR CAP: 0 HEAT : 3/HOTWTR/STM
 # OF KITCH: 1 BSMCAR CAP: 0 FUEL : 4/OIL
 # OF FPLCS:0 PORCH TYPE: / AC
 # OF STORY: 1.0 PORCH AREA:0 AC CDE-%AC:
 CONDITION : 3/NORMAL CONST DESC: AVERAGE SPRINKLR %:
 CONST CODE: ALARM PCT%:

-- OTHER FEATURE INFORMATION -----

#	CODE	DESCRIPTION	YRBT	SIZE-DIMENSION	GRADE	CONDITION
1	RG4	GAR DE 1 STY	1940	20 25 DIMN	C	NORMAL
2				0 0		
3				0 0		
4				0 0		

-- PROPERTY DESCRIPTION -----
 PROP DESC :

-- OWNER NAME & MAILING ADDRESS -----
 OWNR : ANDREWS EUGENE L & RUTH
 ADDRESS D : & RUTH
 : PO BOX 292
 : VAILS GATE NY 12584 0000

-- SALE & DEED TRANSFER INFORMATION -----

SALE	TTD	TYPE	VALID	ARMS	DEED	BOOK	PAGE	TYPE	DATE	MORTG #
SP						2607	39			
\$0										

-- VALUE & TAX INFORMATION -----
 LAND VALUE: 4700 ASMT\$: 15800 DELINQUENT:
 TAX YEAR : 1992 PREV VALUE: 15800 BANK CODE :

-- SPECIAL DISTRICT INFORMATION -----
 SPEC DIST : FD041/VALS GATE FR WD011/NW WINDS WT 5 RG004/NEW WINSR BG
 : SW834/S DIS 14 BND AM003/N WINDSOR AB /

----- INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED -----

== ORANGE COUNTY == 02/17/99 ==
 TAX # : 334800.065.000-0002-038.000/0000 AREA : 620
 TN/VL SECT BLK LOT SUFFIX
 PROP ADDR: 46 / /OLD TEMPLE HILL /RD/ ZIP :
 FORMER ADD: OLD TEMPLE HILL RD
 PROP CLASS: 330/VACANT LAND COMMERCIAL RDRFRXDEP: x
 DESCR-SUBD: ACRE :1.70 /
 SCH : 331100/NEWBURGH YRBT : 1930
 SQ. FT. :1050 1ST:875 2ND:0 BSMT:0 #BD/#BA : 4 /2.0

-- LAND INFORMATION -----
 LAND TYPE : 04/RESIDUAL ZONE : USED AS : /
 UTIL : 3/ELECTRIC WTR : 3/COM/PUBLIC SWR : 3/COM/PUBLIC
 EAST GRID : 575275 NORTH GRID: 531396 NGHBD CDE: 2
 MNRL RGHTS: LEASE-MBLE:

-- BUILDING INFORMATION (/) -----
 STYLE DESC: CAPE COD EXTER : 01/WOOD BSMT : 4/FULL
 STYLE CODE: 04 ATTCAR CAP: 1 HEAT : 3/HOTWTR/STM
 # OF KITCH: 1 BSMCAR CAP: 0 FUEL : 4/OIL
 # OF FPLCS:1 PORCH TYPE: 3/SCREENED AC
 # OF STORY: 1.0 PORCH AREA:192 AC CDE-%AC:
 CONDITION : 2/FAIR CONST DESC: AVERAGE SPRINKLR %:
 CONST CODE: ALARM PCT%:

-- OTHER FEATURE INFORMATION -----

#	CODE	DESCRIPTION	YRBT	SIZE-DIMENSION	GRADE	CONDITION
1	FC1	SHED MACHINE	1930	72 0 SQFT	C	NORMAL
2	RG4	GAR DE 1 STY	1930	23 21 DIMN	C	NORMAL
3	MS1	MISCELANEOUS	1930	100 0 DLRS	C	FAIR
4				0 0		

-- PROPERTY DESCRIPTION -----
 PROP DESC :

-- OWNER NAME & MAILING ADDRESS -----
 OWNR : BILA FAMILY PARTNERSHIP
 ADDRESS D :
 : 158 NO MAIN ST
 : FLORIDA NY 10921 0000

-- SALE & DEED TRANSFER INFORMATION -----

SALE	SP	TTD	TYPE	VALID	ARMS	DEED	BOOK	PAGE	TYPE	DATE	MORTG #
\$100000		05/15/97		Y		4594	323		BRGN&SL	07/07/97	

-- VALUE & TAX INFORMATION -----
 LAND VALUE: 10100 ASMT\$: 25200 DELINQUENT:
 TAX YEAR : 1992 PREV VALUE: 25200 BANK CODE :

-- SPECIAL DISTRICT INFORMATION -----
 SPEC DIST : FD041/VALS GATE FR WD011/NW WND5 WT 5 RG004/NEW WINSR BG
 : SW834/S DIS 14 BND AM003/N WINDSOR AB OT001/PRO RATED TX
 ----- INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED -----

== ORANGE COUNTY ===== 02/17/99 ==
 TAX # : 334800.065.000-0002-039.000/0000 AREA : 620
 TN/VL SECT BLK LOT SUFFIX
 PROP ADDR: / /OLD TEMPLE HILL /RD/ ZIP :
 FORMER ADD: OLD TEMPLE HILL RD
 PROP CLASS: 330/VACANT LAND COMMERCIAL RDRFRxDEP: x
 DESCR-SUBD: ACRE : 1.00 /
 SCH : 331100/NEWBURGH YRBT :
 SQ. FT. : 1ST:0 2ND:0 BSMT:0 #BD/#BA : 0 /.0

-- LAND INFORMATION -----
 LAND TYPE : 01/PRIMARY ZONE : USED AS : /
 UTIL : 3/ELECTRIC WTR : 3/COM/PUBLIC SWR : 3/COM/PUBLIC
 EAST GRID : 575271 NORTH GRID: 531620 NGHBD CDE: 2
 MNRL RGHTS: LEASE-MBLE:

-- BUILDING INFORMATION (/) -----
 STYLE DESC: EXTER : / BSMT : /
 STYLE CODE: ATTCAR CAP: 0 HEAT : /
 # OF KITCH: 0 BSMCAR CAP: 0 FUEL : /
 # OF FPLCS: 0 PORCH TYPE: / AC
 # OF STORY: .0 PORCH AREA: 0 AC CDE-%AC:
 CONDITION : / CONST DESC: SPRINKLR %:
 CONST CODE: ALARM PCT%:

-- OTHER FEATURE INFORMATION -----

#	CODE	DESCRIPTION	YRBT	SIZE-DIMENSION	GRADE	CONDITION
1			0	0		
2			0	0		
3			0	0		
4			0	0		

-- PROPERTY DESCRIPTION -----
 PROP DESC :
 :
 -- OWNER NAME & MAILING ADDRESS -----
 OWNR : BILA FAMILY PARTNERSHIP
 ADDRESS D :
 : 158 NO MAIN ST
 : FLORIDA NY 10921 0000

-- SALE & DEED TRANSFER INFORMATION -----

SALE	TTD	TYPE	VALID	ARMS	DEED	PAGE	TYPE	DATE	MORTG #
\$100000	05/15/97		Y	4594	323	BRGN&SL	07/07/97		

-- VALUE & TAX INFORMATION -----
 LAND VALUE: 7000 ASMT\$: 7000 DELINQUENT:
 TAX YEAR : 1992 PREV VALUE: 7000 BANK CODE :

-- SPECIAL DISTRICT INFORMATION -----
 SPEC DIST : FD041/VALS GATE FR WD011/NW WND5 WT 5 RG004/NEW WINSR BG
 : SW834/S DIS 14 BND AM003/N WINDSOR AB /
 ----- INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED -----

5

== ORANGE COUNTY ===== 02/17/99 ==
TAX # : 334800.065.000-0002-037.000/0000 AREA : 620
TN/VL SECT BLK LOT SUFFIX
PROP ADDR: 38 / /OLD TEMPLE HILL /RD/ ZIP :
FORMER ADD: OLD TEMPLE HILL RD
PROP CLASS: 330/VACANT LAND COMMERCIAL RDRFRxDEP: x
DESCR-SUBD: ACRE : 1.60 /
SCH : 331100/NEWBURGH YRBT : 1945
SQ. FT. : 1028 1ST:1028 2ND:0 BSMT:0 #BD/#BA : 3 /2.0

-- LAND INFORMATION -----
LAND TYPE : 04/RESIDUAL ZONE : USED AS : /
UTIL : 3/ELECTRIC WTR : 3/COM/PUBLIC SWR : 3/COM/PUBLIC
EAST GRID : 575327 NORTH GRID: 531295 NGHBD CDE: 2
MNRL RGHTS: LEASE-MBLE:

-- BUILDING INFORMATION (/) -----
STYLE DESC: RANCH EXTER : 01/WOOD BSMT : 4/FULL
STYLE CODE: 01 ATTCAR CAP: 0 HEAT : 3/HOTWTR/STM
OF KITCH: 1 BSMCAR CAP: 1 FUEL : 4/OIL
OF FPLCS: 0 PORCH TYPE: / AC
OF STORY: 1.0 PORCH AREA: 0 AC CDE-%AC:
CONDITION : 3/NORMAL CONST DESC: AVERAGE SPRINKLR %:
CONST CODE: ALARM PCT%:

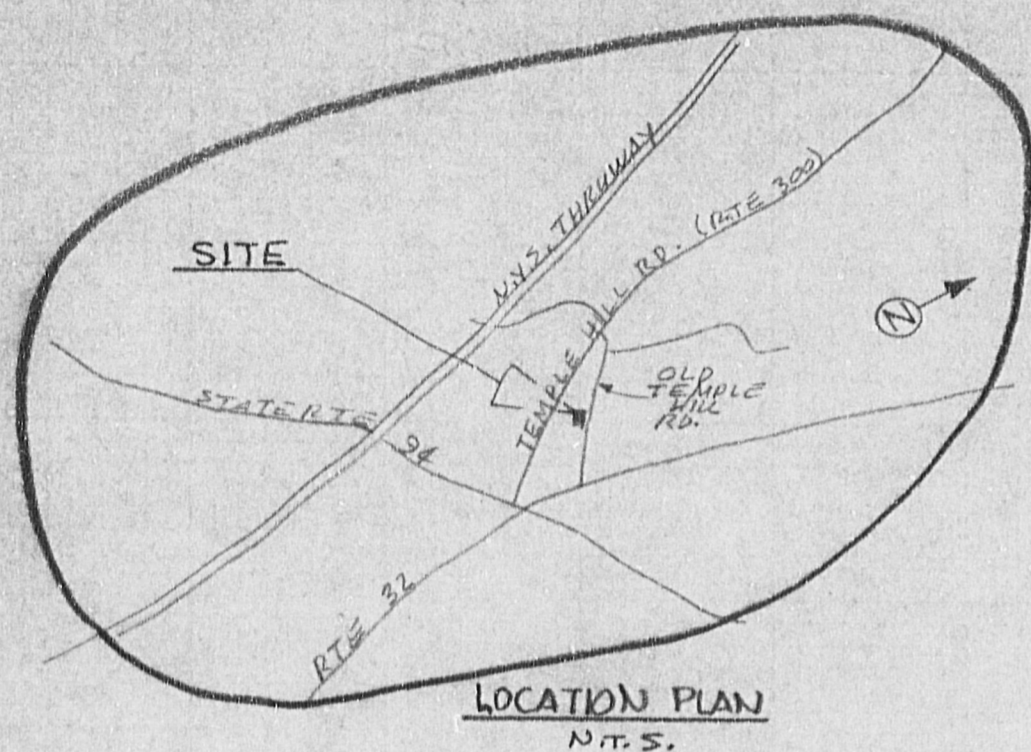
-- OTHER FEATURE INFORMATION -----
CODE DESCRIPTION YRBT SIZE-DIMENSION GRADE CONDITION
1 FC1 SHED MACHINE 1945 100 0 SQFT C NORMAL
2 0 0
3 0 0
4 0 0

-- PROPERTY DESCRIPTION -----
PROP DESC :
:
-- OWNER NAME & MAILING ADDRESS -----
OWNR : BILA FAMILY PARTNERSHIP
ADDRESS D :
: 158 MAIN STREET
: FLORIDA NY 10921 0000

-- SALE & DEED TRANSFER INFORMATION -----
SALE ----- DEED -----
SP TTD TYPE VALID ARMS BOOK PAGE TYPE DATE MORTG #
\$400000 05/22/97 Y 4575 330 BRGN&SL 05/30/97

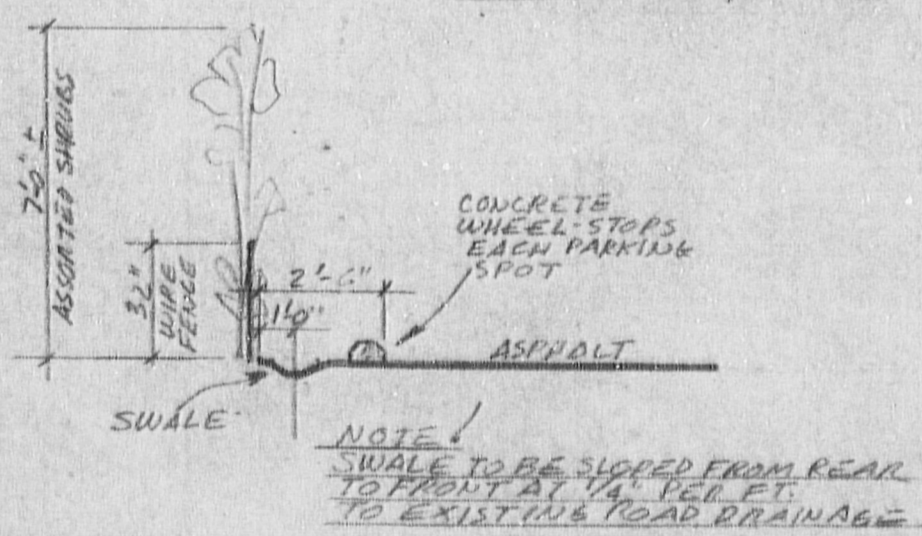
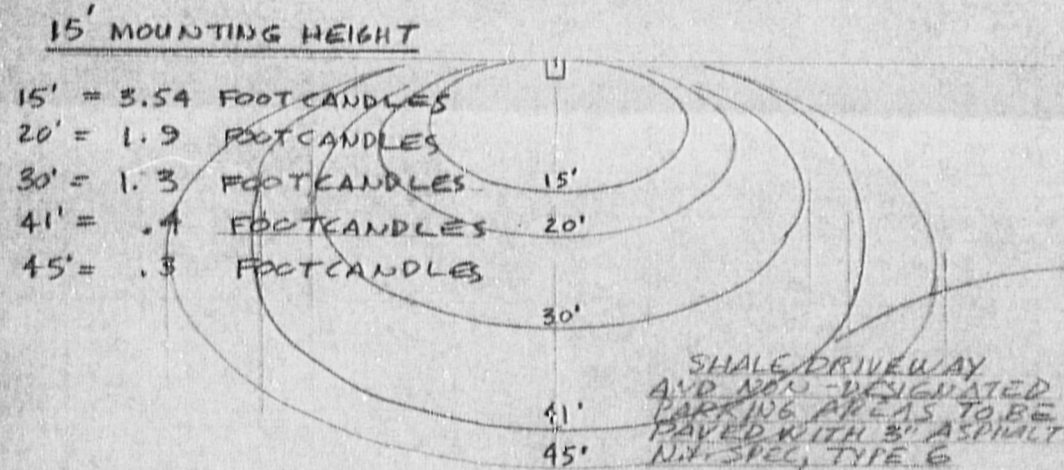
-- VALUE & TAX INFORMATION -----
LAND VALUE: 9900 ASMT\$: 23200 DELINQUENT:
TAX YEAR : 1992 PREV VALUE: 23200 BANK CODE :

-- SPECIAL DISTRICT INFORMATION -----
SPEC DIST : FD041/VALS GATE FR WD011/NW WND5 WT 5 RG004/NEW WINSR BG
: SW834/S DIS 14 BND AM003/N WINDSOR AB /
----- INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED -----



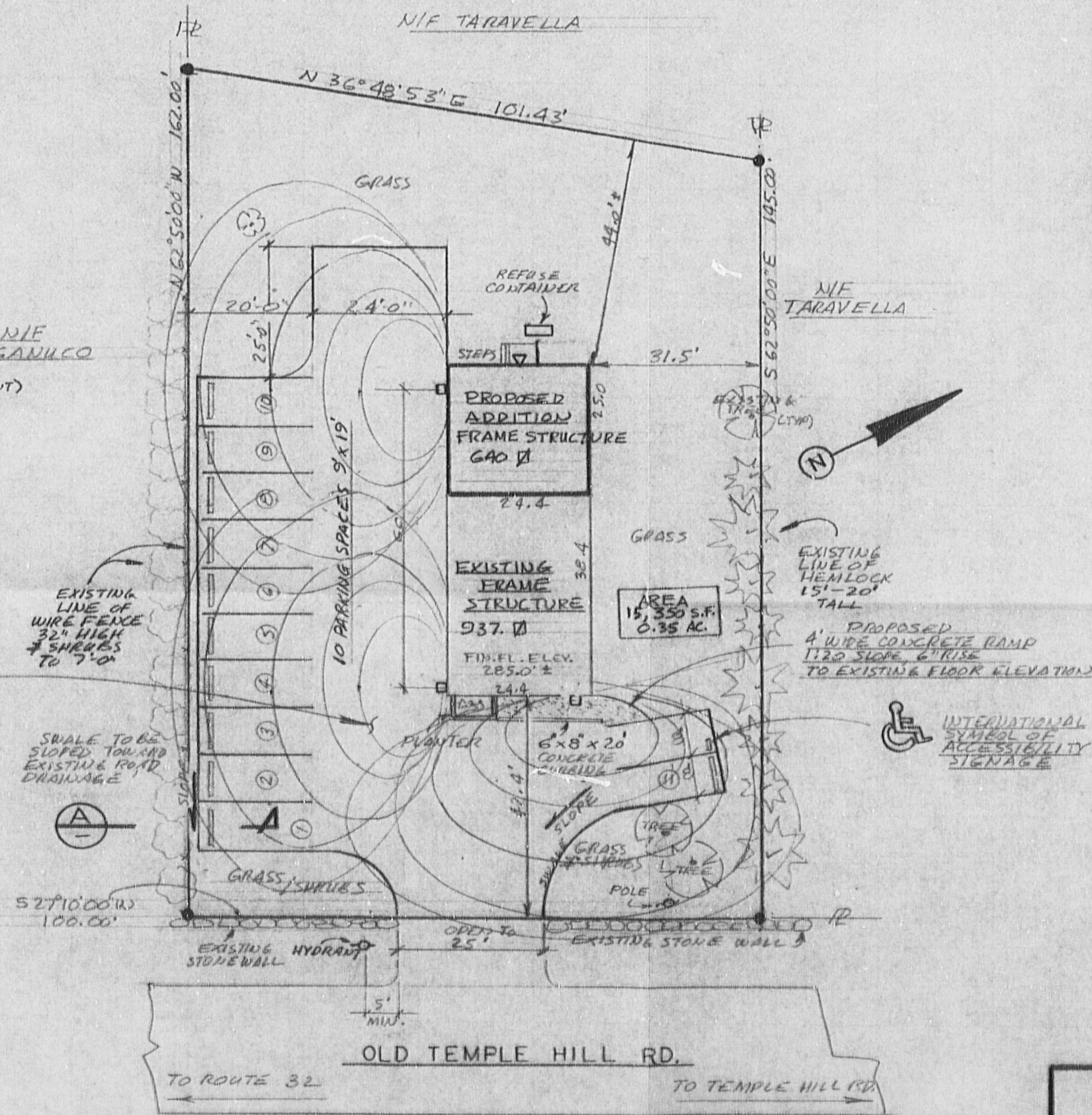
- ▽ = TWO BULB, 150 WATT WALL-MOUNT LAMP (INCANDESCENT) ON @ DUSK, OFF @ DAWN
- = WAL-PAK (LUMARKORE CO) 250-WATT METAL HALIDE 19,500 LUMEN CLEAR LAMP. LIGHTS SET AT PHOTO CONTROL ON, TIMER OFF.

LIGHTING ILLUMINATION CHART



SECTION A
N.T.S.

NOTE!
 SITE PLAN BASIC INFORMATION
 TAKEN FROM SITE PLAN BY
 GREGORY J. SIMAN, L.P.E.
 USING METES & BOUNDS BY
 PETER R. HUSTIS, L.L.S.
 DATED 4-26-84

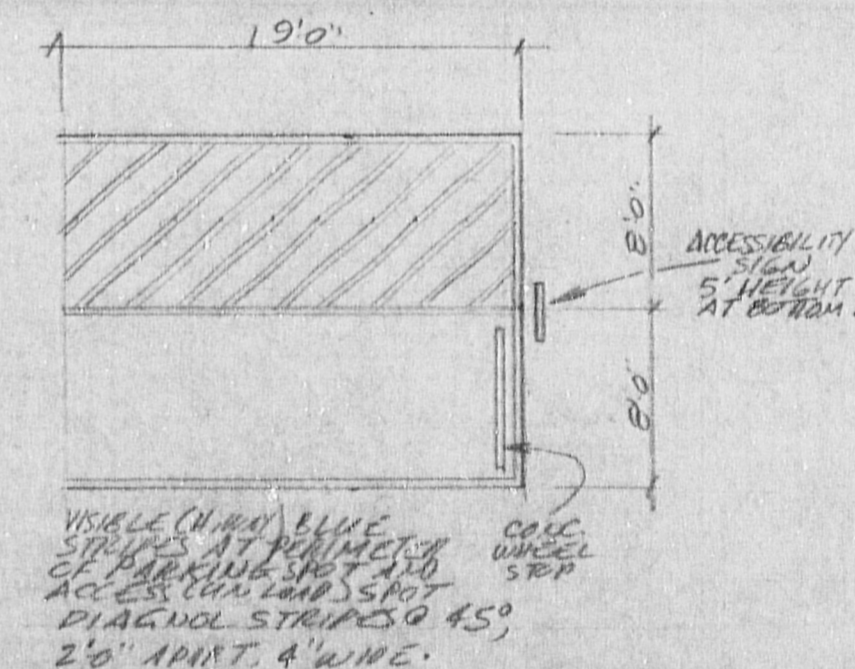


BULK TABLE

ZONE "C" (DESIGN SHOPPING DISTRICT)
 PROPOSED USE - "A-3" (MEDICAL OFFICE)

	REQUIRED	EXISTING	PROPOSED
LOT SIZE	40,000	15,300	SAME *
WIDTH	200	100	SAME *
FRONT YARD	60	424	SAME *
SIDE YARD	30 / 70	31.5 / 75.5	SAME
REAR YARD	30	70	37'
HEIGHT 12" HGT PER FT. TO NEAREST LOT LINE	31.5 MAX.	18'-6"	SAME
FLOOR AREA RATIO	.5	.06	.1
DEVELOPMENT COVERAGE	N/A		
PARKING SPACES 1 DOCTOR = 4 SPACES 6 EXAM. RMS = 6 SPACES	10	UNKNOWN (UN-MARKED)	11
FRONTAGE	N/A	100	SAME

* = PRE-EXISTING - NON-CONFORMING



ACCESSIBLE PARKING AREA DETAIL
 ENLARGED VIEW N.T.S.

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

MAY 18 2000

By: James Perro, Jr., Chairman
 By: James Perro, Jr., Secretary



Louis J. Cascino, PE

SITE PLAN #47 OLD TEMPLE HILL RD.
 1"=20'
 TOWN OF NEW WINDSOR, N.Y.
 PRESENT OWNER: PRANCES T. TARAVELLA TAX MAP 68 3 10
 PREPARED BY: LOUIS J. CASCIANO, PE
 CONSULTING ENGINEER
 35 ALDER DRIVE
 NEW WINDSOR, N.Y. 12553

SHEET
1
 OF 1

APPLICANT
 (PROPOSED OWNER)
DR. RICK & PAULA MARTINO
 11 BUTTERWOOD DR.
 NEW WINDSOR, N.Y. 12553
 1-10-2000